

Second and Third Floors, 2 Bath Street, Bath, BA1 1SA





TO LET

Prime Office Unit

- ◆ Self-contained second and third floor office space within a Grade I Listed Building
- ◆ Bath Street – At the heart of Bath City Centre
- ◆ Available on a new lease

LOCATION/SITUATION

The offices are situated on Bath Street / Stall Street in close proximity to the bus station, Bath Spa railway station, Southgate shopping centre, the Abbey, Thermae Bath Spa and a variety of pay and display car parks.

Bath Street runs from the Roman Baths and prime shopping area of Stall Street towards the Thermae Spa. It is distinguished by the grand colonnades along both sides; the office entrance is shared with the first floor office suite, at the eastern end of the south colonnade.

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DESCRIPTION

Self-contained office space overlooking the King's and Queen's Baths at the heart of Bath City Centre. The office is primarily open-plan and benefits from generous floor to ceiling height, strip lighting, large sash windows to front, electrical heaters, perimeter trunking and carpeted floors. The property has a recently fitted kitchenette and male and female WCs on the third floor.

| | | |
|---------------|--------------------|--------------------|
| Second Floor | 86.37 Sq M | 929 Sq Ft |
| Third Floor | 78.17 Sq M | 841 Sq Ft |
| IPMS 3 | 164.54 Sq M | 1,771 Sq Ft |

All figures taken in accordance with International Property Measuring Standards 3 office.

TERMS

Available to let on a full repairing and insuring equivalent lease, at a rent of £40,000 per annum, exc VAT.

ENERGY PERFORMANCE CERTIFICATE

2 Bath Street has an Energy Performance Asset Rating of E121.

Certificate available on request.

PLANNING

Forms part of a Grade I Listed building. We understand the demise has consent for B1(a) office use.

RATING ASSESSMENT

According to a search on the Valuation Office Agency website, the office has a Rateable Value of £15,000. For confirmation on the precise rates payable, occupiers should rely on their own enquiries to the local council.

LEGAL COSTS

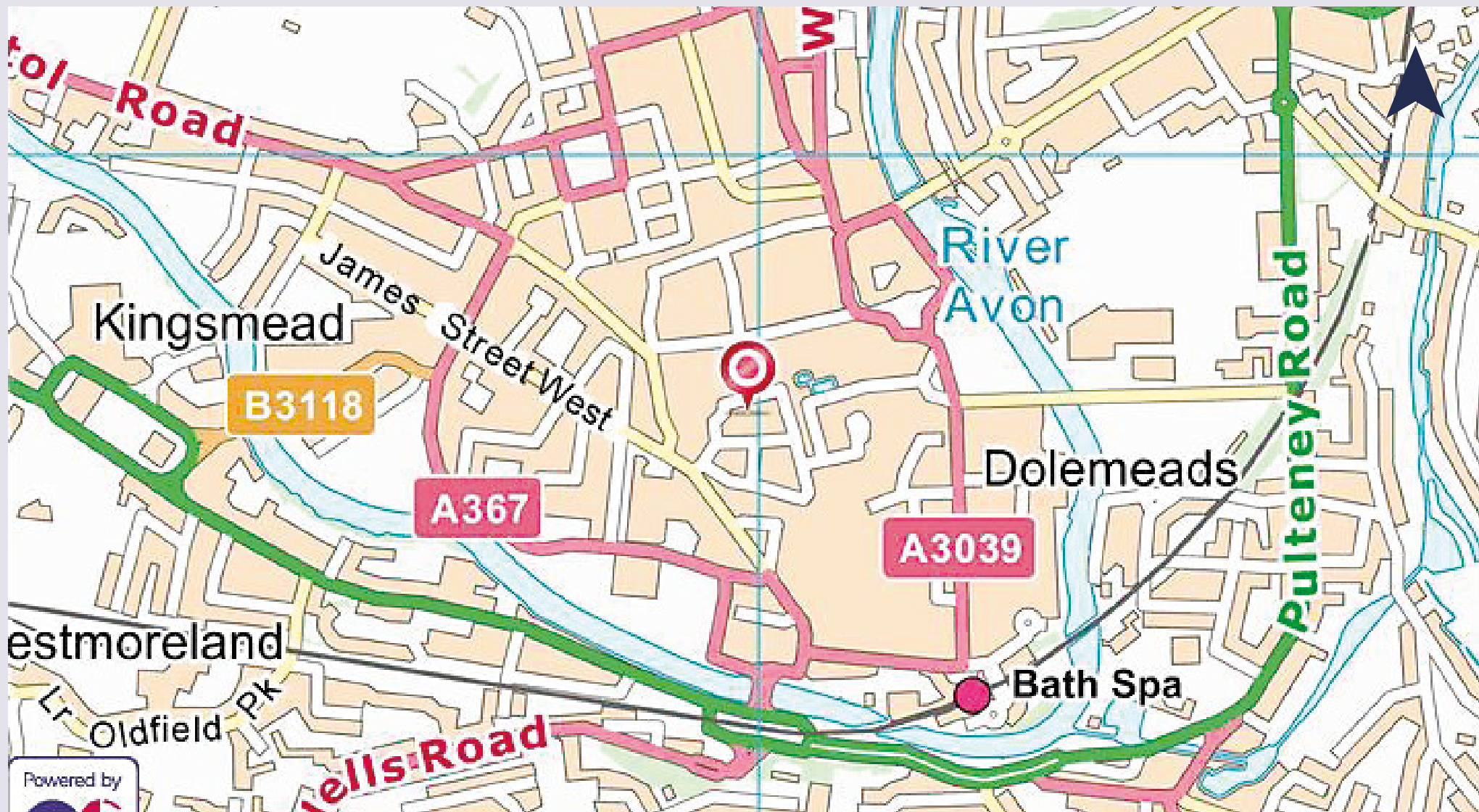
Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FURTHER INFORMATION

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